

CITY OF SAN ANTONIO

Zoning Commission Agenda

City Council Chambers
First Floor, Municipal Plaza Building
103 Main Plaza

December 4, 2001
Tuesday, 11:00 A.M.

ZONING COMMISSIONERS

Gilbert Kissling – District 1	Christopher Martinez – District 6
Clarence McGowan – District 2	Ernani Falcone – District 7
Vernon Hophan – District 3	Jerry F. Morell – District 8
Robert Garza, Jr. – District 4	James McAden – District 9
Rita Cardenas-Gamez – District 5	John Clamp – District 10
Ralph Mehringer – District Mayor Chairman	

1. **Work Session presentation by staff to discuss the zoning case recommendations for December 4, 2001, Briefing on River Overlay District Maps, at 11:00 A.M. “C” Conference Room, 103 Main Plaza, Municipal Plaza Building.**
2. Call to Order – City Council Chambers – 1:00 PM
3. Roll Call
4. Pledge of Allegiance
5. Director’s Report
6. Approval of November 20, 2001 minutes.
7. Z2001252 Gordon Hartman Homes, 16815 Silverwood Drive. (*City Council 9*)
8. Z2001168 Arturo Melendez, 151 Moursund Road. (*City Council 3*)
9. Z2001229 Southton Ranch, Ltd., 13334 Southton Road. (*City Council 3*)
10. Z2001237 S Brundage Management, Loop 1604 and New Guilbeau Road.
(*City Council 8*)
11. Z2001242 Lawrence O’Neill, 525 Nolan Street. (*City Council 2*)
12. Z2001254 Mike Rodriguez, 951 Flanders. (*City Council 5*)
13. Z2001255 Vincent Garza Contracting Services, Inc., 10711 Nacogdoches Road.
(*City Council 10*)

14. Z2001256 Phil Garay, 5702 S. Zarzamora Street. (*City Council 4*)
15. Z2001257 C Frank Wallace, 12543 Wetmore Road. (*City Council 9*)
16. Z2001258 Maria Guerrero, 403 Montezuman Street. (*City Council 5*)
17. Z2001259 John Chavez, 1116 Basse Road. (*City Council 1*)
18. Z2001260 ASM Ferdous, 1714 Baltic Drive. (*City Council 9*)
19. Z2001261 Earl Poe, 226 E. Rhapsody Drive. (*City Council 9*)
20. Z2001262 City of San Antonio, 7667 Potranco Road. (*City Council 6*)
21. Executive Session: consultation on Attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
22. **ADJOURNMENT.**

Accessibility Statement

This meeting is wheelchair accessible. The accessible entrance is located at 103 Main Plaza. Accessible parking spaces are located at City Hall, 100 Military Plaza. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245.

CASE NO: Z2001252

Date: December 4, 2001

Council District: 9

Ferguson Map: 517 B4

Case Manager : John Jacks 207-7206

Applicant Name:

Gordon Hartman Homes

Owner Name:

Gordon Hartman Homes

Zoning Request: From "R-1 ERZD" Single Family Residence, Edwards Recharge Zone District to "R-6 C ERZD" Residential Single-Family Edwards Recharge Zone District with a conditional use for a non-commercial parking lot.

Property Location: Lot 40, Block 11, NCB 14815

16815 Silverwood Drive

Property is located on Silverwood Drive

Proposal: Parking for office

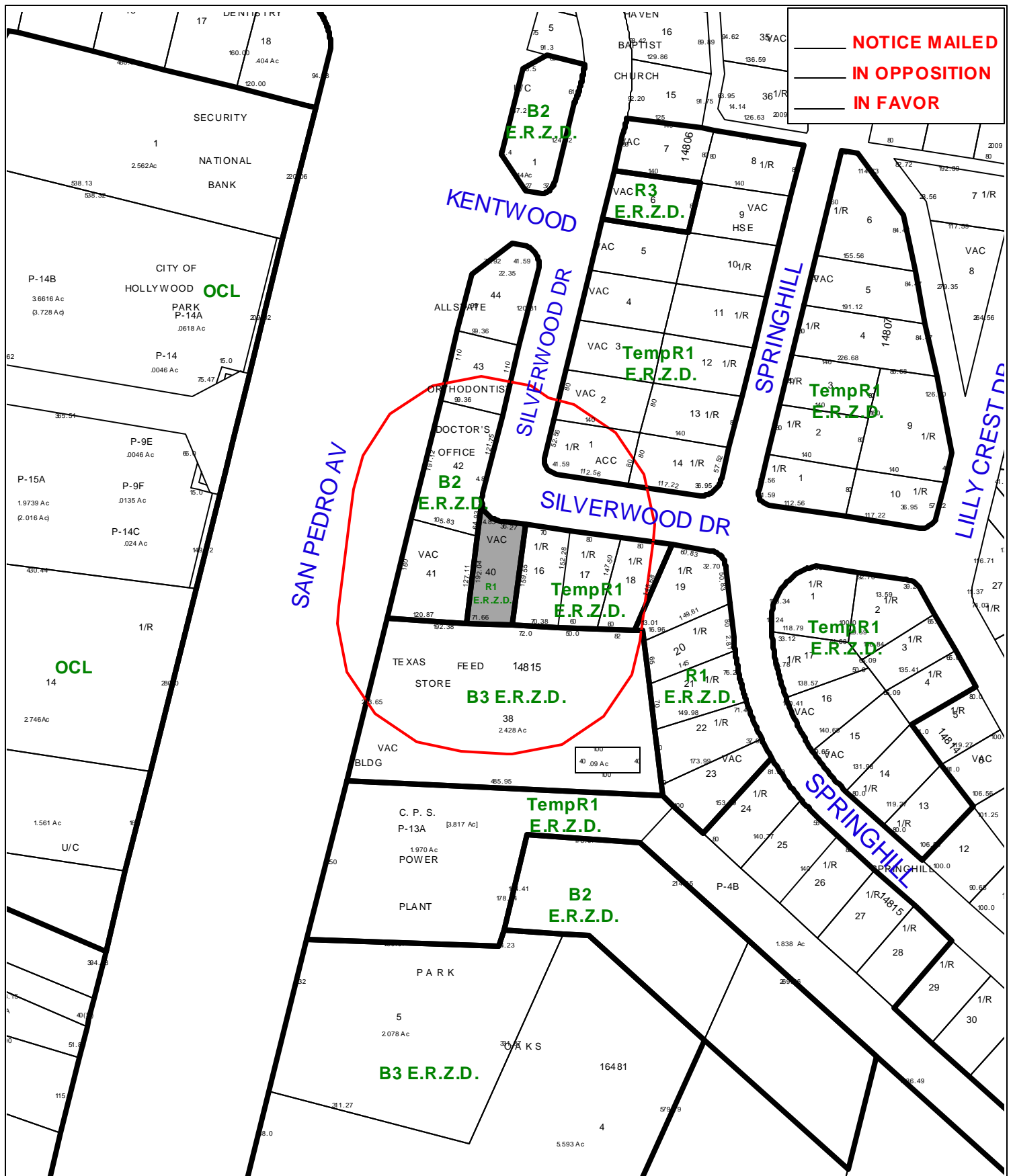
Neighborhood Association: Kentwood Manor Landowners Association

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The requested zoning would be appropriate among the adjacent "B-2" and "B-3" Business Districts and uses located to the West and South. In order to mitigate possible land use conflicts between the subject property and adjacent residential uses, staff recommends the following conditions:

- a. A twenty-five foot (25') type "D" landscape buffer be required between the subject property and Silverwood Drive (as described in Article 5, Section 35-510 of the Unified Development Code.)
- b. A one foot (1') non-access easement be required between the subject property and Silverwood Drive
- c. A fifteen foot (15') type "C" landscape buffer be required between the subject property and Lot 16, Block 11, NCB 14815



Zoning Case: Z2001-252

City Council District No.: 9

Requested zoning Change

From: TEMP "R-1" To: "R-6 C"

Date: Dec. 4, 2001

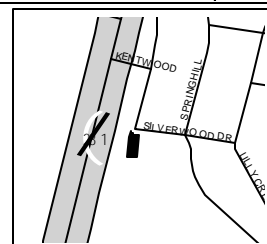
Scale: 1" = 200'



Subject Property



200' Notification



T-9



CASE NO: Z2001168

City Council moved case to December 4, 2001 Zoning Commission meeting to amend request to "C-1"

Council District: 3

Ferguson Map: 682 D2

Case Manager : John Jacks 207-7206

Applicant Name:

Arturo Melendez

Arturo Melendez

Zoning Request: From "B-3NA" Business, Non-alcoholic Sales and "B-2NA" Business, Non-alcoholic Sales to "C-1" Commercial District

Property Location: Lots 96, 97, 98, 99, Block 9, NCB 11102

151 Moursund Road

Property is located on Moursand Boulevard north of Loop 410

Existing restaurant

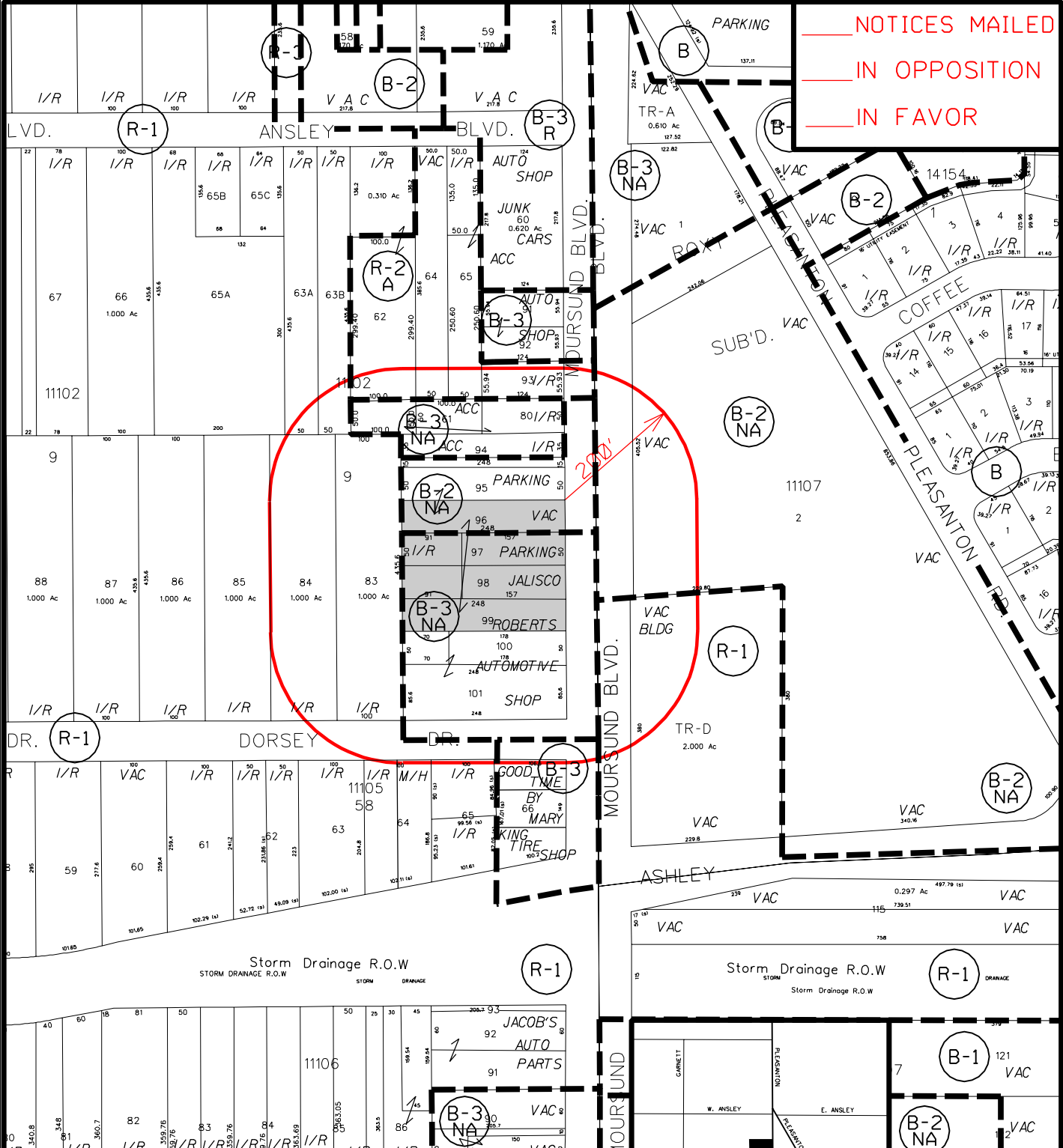
Neighborhood Association: Kingsborough Ridge Neighborhood Association

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. "C-1" is less intensive than the existing "B-3NA" zoning. The property is surrounded on three sides by "B-3", "B-3NA" and "B-2NA" zoning. "C-1" zoning is more compatible with the existing restaurant.

___NOTICES MAILED
___IN OPPOSITION
___IN FAVOR



ZONING CASE Z2001-168

CITY COUNCIL DISTRICT NO: 3

REQUESTED ZONING CHANGE

FROM "B-2NA", "B-3NA" TO "C-1"

DATE DEC. 4, 2001

SCALE 1" = 200'

DEPARTMENT OF PLANNING
SAN ANTONIO, TEXAS



CASE NO: Z2001229

Continued from October 16, 2001 and November 6, 2001

Council District: 3

Ferguson Map: 718 E 1

Case Manager : David Arciniega 207-5876

Applicant Name:

Southton Ranch, Ltd.

Owner Name:

Southton Ranch, Ltd.

Zoning Request: From "RA" Residence - Agriculture District to "RM 4" Residential Mixed District (96.224 acres) and "MF 25" Multi-Family District (20.647 acres)

Property Location: 116.871 acre tract of land out of NCB 16624

13334 Southton Rd

Proposal: Single family and multiple family uses

Neighborhood Association: None

Traffic Impact Statement: A traffic impact analysis Level 2 was required and completed by the applicant.

Staff Recommendation:

Approval. The subject property is a large vacant tract of land with residential zoning to the west and east. Properties north and south of the subject property are in Bexar County. Multi-family and single family development at this location would provide new affordable housing designed to serve the area and for future development.

[illegible]

DEPARTMENT OF PLANNING
SAN ANTONIO, TEXAS

CASE NO: Z2001237S

Date: November 6, 2001

Continuance from November 6, 2001, November 20, 2001

Council District: 8

Ferguson Map: 546 E5

Case Manager : Catherine Tinnemeyer 207-5889

Applicant Name:

Owner Name:

Brundage Management

Thomas O. Brundage

Zoning Request: From "B-3 R" Restrictive Business District to "C-3 S" Commercial District with a Specific Use Permit for a Mini-Storage facility on a site of 3.134 acres.

Property Location: 3.134 of NCB 18103

Loop 1604 and north of New Guilbeau Rd

Proposal: Mini-storage

Neighborhood Association: None

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial of requested and approval of "C-3 R S" Restrictive Commercial District with a Specific Use Permit for a Mini-Storage facility on a site of 3.134 acres. This site falls within the Northwest Community Plan. The Land Use Plan designates this area as residential (reference Land Use Map, page 3). However the subject property is currently zoned for business use. Mini-storage is permitted in "C-3" with an acreage of equal or less than 2.5 acres. The subject property is 3.134 acres. Drainage easement to the east will act as a buffer between the existing residential uses and the proposed commercial use.

CASE NO: Z2001242

Date: December 4, 2001

Continued from November 6, 2001

Council District: 2

John Jacks 207-7206

Applicant Name:

Lawrence K. O'Neill

Owner Name:

Lawrence K. O'Neill

Zoning Request: From "R-2 HD" Two Family Residence, Historic District to "O-1 HD" Office, Historic District

Property Location: Lot 16, Block 19, NCB 546

525 Nolan Street

Property is located at the intersection of Nolan Street and Mesquite Street

Proposal: Office Uses

Neighborhood Association: Dignowitty Hill Neighborhood Association

Traffic Impact Statement: A traffic impact analysis is not required

Staff Recommendation:

Denial. This site falls within the Downtown Neighborhood Plan. The Land Use Plan designates this area as residential (page 11). The Downtown Neighborhood Plan recommends residential infill and housing rehabilitation to maintain the neighborhood character. The proposed zoning is incompatible with the surrounding residential zoning and uses.

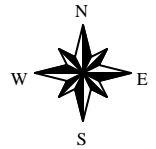
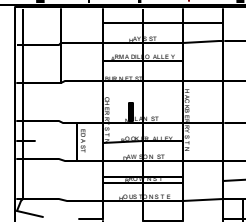


___ Notices Mailed
 ___ In Opposition
 ___ In Favor

Zoning Case **Z2001-242**
 City Council District No.: 2
 Requested Zoning Change
 From "R-2 H.D." To "O-1 H.D."
 Date: Dec. 4, 2001
 Scale: 1" = 200'

Subject property

200' Notification



T 17

CASE NO: Z2001254

Date: December 4, 2001

Council District: 5

Ferguson Map: 650 B-4

Case Manager : David Arciniega 207-5876

Applicant Name:

Mike & Cecilia Rodriguez

Owner Name:

Mike & Cecilia Rodriguez

Zoning Request: From "O-1" Office District to "C-3 "Commercial District

Property Location: Lot 31 Block 18 NCB 8962

951 Flanders

Proposal: Auto mechanic shop (O-1 SUP expired on June 11, 2000)

Neighborhood Association: None

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial. The subject property is located within an established single family neighborhood. "R-5" and "B" zoning completely surrounds the subject property, furthermore, "C-3 " zoning is inappropriate at this location. "C-3" zoning should be located at the intersection of two large arterial thoroughfares.

CRYSTAL ST

1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R
3	4	5	6	7	8	9	10
8961							
R5							
16	15	14	13	12	11	10	9
1/R	1/R	1/R	1/R	1/R	VAC	1/R	1/R

1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R
25	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
8962								R5							
R5								S.U.P.							
36	35	34	33	32	31	30	29	28	27	26	25	24	23	22	21
1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	VAC	1/R	1/R	1/R	1/R

NOTICE MAILED
IN OPPOSITION
IN FAVOR

KEATS AV

1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R
3	4	5	6	7	8	9	10
8961							
R5							
16	15	14	13	12	11	10	9
1/R	1/R	1/R	VAC	HSE	1/R	1/R	1/R

1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R
25	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
8962								R5							
R5								S.U.P.							
36	35	34	33	32	31	30	29	28	27	26	25	24	23	22	21
1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R

BRIGHTON ST

1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R
3	4	5	6	7	8	9	10
8961							
R5							
16	15	14	13	12	11	10	9
1/R	1/R	1/R	HSE	1/R	1/R	1/R	1/R

1/R	1/R	1/R	VAC	1/R	VAC	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R
113	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
8962								R5							
R5								S.U.P.							
36	35	34	33	32	31	30	29	28	27	26	25	24	23	22	21
VAC	1/R	1/R	1/R	1/R	1/R	VAC	1/R	1/R	1/R	1/R	1/R	VAC	1/R	1/R	1/R

FLANDERS AV

1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R
0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
ELKS															
ELKS DR															
5	14	13	12	11	10	9	8	7	6	5	4	3	2	1	0
7892															
B															
8	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43
1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R

1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R
113	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
FLANDERS															
ELEMENTARY SCHOOL															
36	35	34	33	32	31	30	29	28	27	26	25	24	23	22	21
VAC	1/R	1/R	1/R	1/R	1/R	VAC	1/R	1/R	1/R	1/R	1/R	VAC	1/R	1/R	1/R

STONEWALL AV

1/R	1/R	1/R	VAC	VAC	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R
5	14	13	12	11	10	9	8	7	6	5	4	3	2	1	0
7891															
B															
8	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43
1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	VAC	1/R	1/R	1/R

1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R
113	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
STONEWALL															
7904 ELEMENTARY SCHOOL															
36	35	34	33	32	31	30	29	28	27	26	25	24	23	22	21
1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R

HUMBOLDT PLACE

1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R
113	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15

1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R
113	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15

Zoning Case: Z2001-254

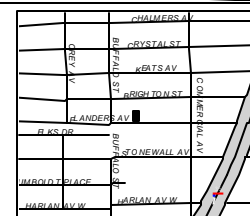
City Council District No.: 5
Requested zoning Change
From: "O -1" To: "C-3"
Date: Dec. 4, 2001
Scale: 1" = 200'



Subject Property



200' Notification



T-19



CASE NO: Z2001255

Date: Dec. 4, 2001

Council District: 10

Ferguson Map: 552 B-5

Case Manager : Fred Kaiser 207-7942

Applicant Name:

Vincent T. Garza Contracting Services, Inc.

Owner Name:

Vincent T. Garza

Zoning Request: From "Temporary A" Single-Family Residence District to "C-1" Commercial District.

Property Location: Lot Southeast IRRG 123 feet of Tract C, NCB 13753

10711 Nacogdoches Rd.

Northwest side of Nacogdoches Road approximately 190 feet south of Hillpoint Drive

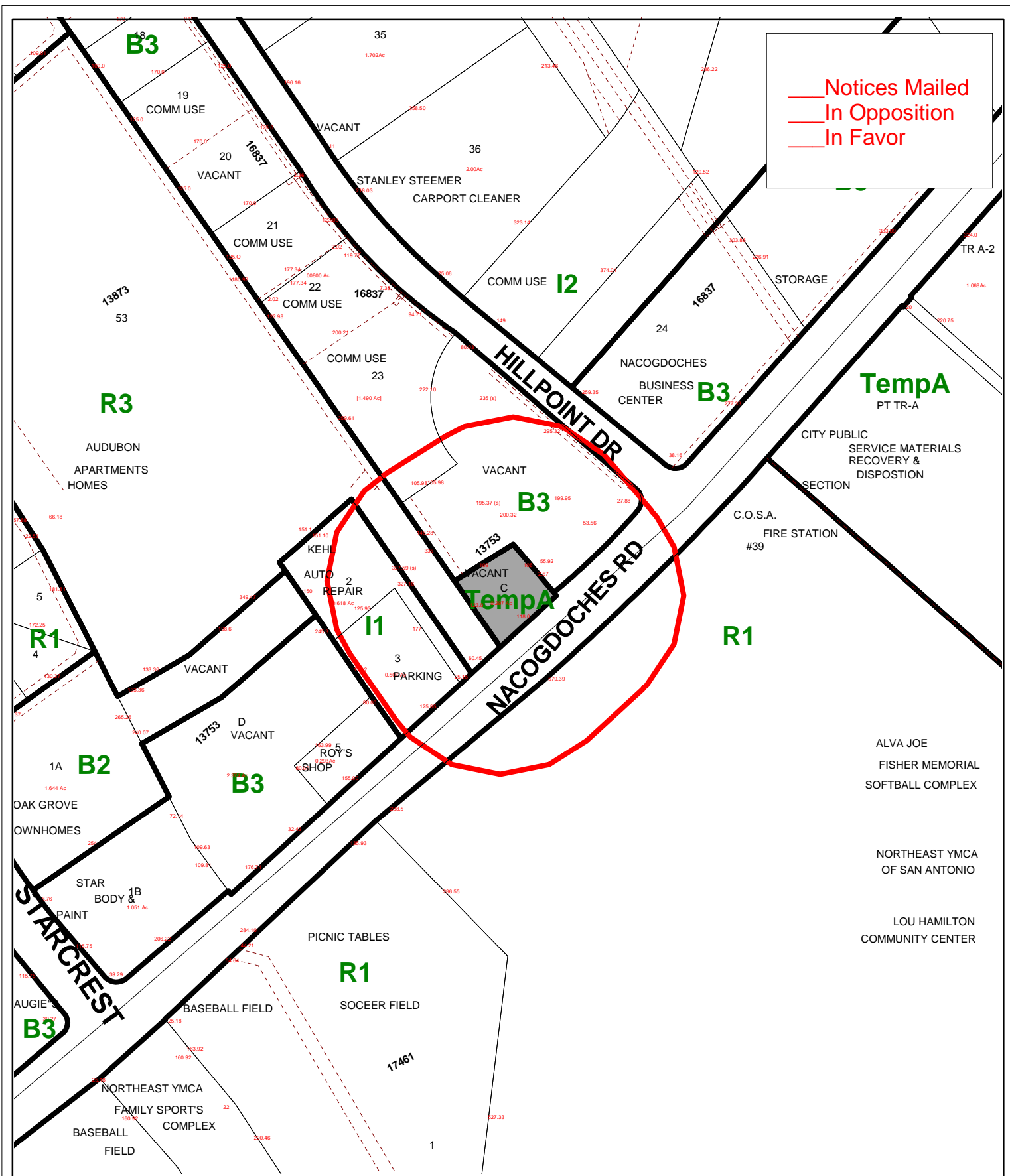
Proposal: For commercial use.

Neighborhood Association: Oak Grove Estates Neighborhood Association

Traffic Impact Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. This segment of Nacogdoches Road has developed with commercial uses. The subject property has "B-3" zoning to the north, "R-3", "I-1" and "B-3" zoning to the south. The Lady Bird Johnson Community Park is directly across the street from the subject property.



___ Notices Mailed
 ___ In Opposition
 ___ In Favor

Zoning Case: Z2001-255


City Council District No: 10

From : "TEMP A" To: "C-1"

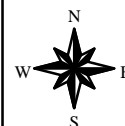
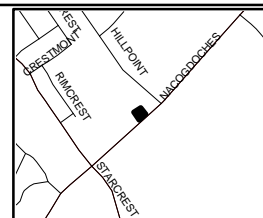
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Location: C:\Temp\Dec_4_2001_CB4.apr.

 Subject Property

 200' Notification



T 10

CASE NO: Z2001256

Date: Dec. 4, 2001

Council District: 4

Ferguson Map: 649 F5

Case Manager : Brandon Ross 207-7442

Applicant Name:

Phil Garay

Owner Name:

Jesse Maldonado

Zoning Request: From "B" Residence District, to "C-3 NA" Commercial District Nonalcoholic Sales

Property Location: Lot 3 thru 5 & West 10' of 6 & East 20' of 2, Block 57, NCB 7960

5702 S. Zarzamora Street

Southeast corner of Zarzamora Street and Fitch Avenue

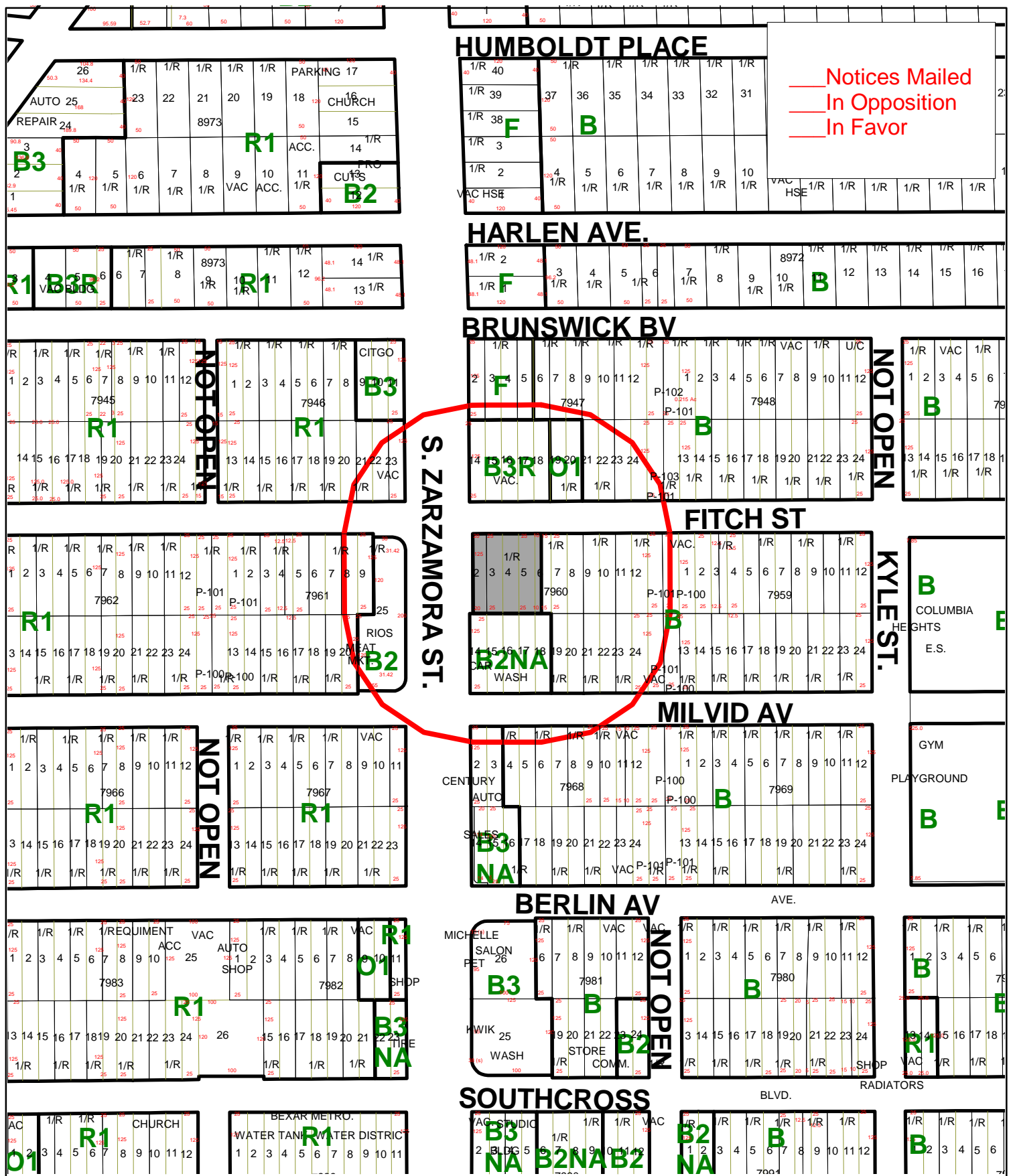
Proposal: To allow us the ability to use the property as a used car lot.

Neighborhood Association: None

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial. "C-3" Commercial uses (including the proposed use) are incompatible with the existing residential uses directly adjacent to and across from the subject property. Such commercial uses should be confined to areas that will not adversely affect the quality of life in residential districts. Furthermore, the City of San Antonio Master Plan calls for zoning vacant property (in existing neighborhoods) to encourage development "that is compatible in use and intensity with the existing neighborhood". "C-3" Commercial zoning districts should be located at the intersection of two arterial or larger capacity thoroughfares.



Zoning Case: Z2001-256

City Council District No: 4

From : "B" To: "C-3NA"

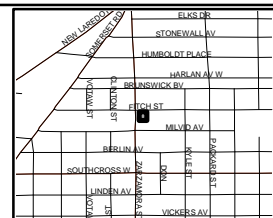
Date: DECEMBER 4, 2001

Scale: 1"=200'

Location: J:\Drafting\Zoning\Projects\Dec\Dec_4_2001_CB2.apr

Subject Property

200' Notification



T 19



CASE NO: Z2001257C

Date: December 4, 2001

Council District: 9

Ferguson Map: 552 A2

Case Manager : John Jacks 207-7206

Applicant Name:

Frank X Wallace

Owner Name:

Tandy Schubert

Zoning Request: From Temporary "R1" Single Family Residence District to "C3 C" Commercial District with a conditional use for outdoor boat and recreational vehicle storage

Property Location: Lot 11 & P-53, Block 1, NCB 125678

12543 Wetmore Road

Property is located on Wetmore Road south of Thousand Oaks Drive

Proposal: Change of zoning requested for boat and recreational vehicle storage.

Neighborhood Association: Ridgestone Neighborhood Association

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The proposed zoning is compatible with the adjacent industrial and commercial zoning. "C-3" zoning will serve as a transition between the existing residential and industrial zoning. Staff recommends the following conditions:

- a. A thirty foot (30') Type "E" buffer yard shall be required adjacent to residential properties as outlined in Article 5, Section 35-510 of the Unified Development Code
- b. Security lighting shall be directed away from residential dwellings.

CASE NO: Z2001258

Date: Dec. 4, 2001

Council District: 5

Ferguson Map: 616 B-6

Case Manager : Brandon Ross 207-7442

Applicant Name:

Maria T. Guerrero

Owner Name:

Maria T. Guerrero

Zoning Request: From "B-2" Business District, to "R-4" Residence District

Property Location: Lot 31 & 32, Block 1, NCB 3991

403 Montezuma Street

North side of Montezuma Street, just east of South Trinity Street

Proposal: Add an addition to the house.

Neighborhood Association:

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The subject property is located within an existing residential neighborhood with homes similar in size and character. The request for "R-4" Residential district constitutes a downzoning that is compatible with the "R-7" Residential zoning district located directly across the street from the subject property. The surrounding "B-2" Business district is inconsistent with the currently residential land uses in the area.



— Notices Mailed
 — In Opposition
 — In Favor

Zoning Case: Z2001-258

City Council District No: 5

From : "B-2" To: "R-4"

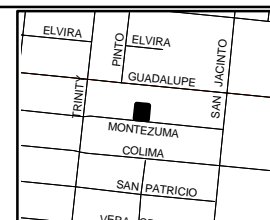
Date: DECEMBER 4, 2001

Scale: 1"=200'

Subject Property

200' Notification

Location: J:\Zoning\Projects\2001\Dec\Dec_4_2001_CB.apr>



T 20

CASE NO: Z2001259

Date: Dec. 4, 2001

Council District: 1

Ferguson Map: 582 D-4

Case Manager : Catherine Tinnemeyer 207-5889

Applicant Name:

John Chavez

Owner Name:

Monaco Investments LTD

Zoning Request: From "H" Local Retail to "C-1" Commercial District

Property Location: Lot 3 Block 2 NCB 7252

1116 Basse Rd

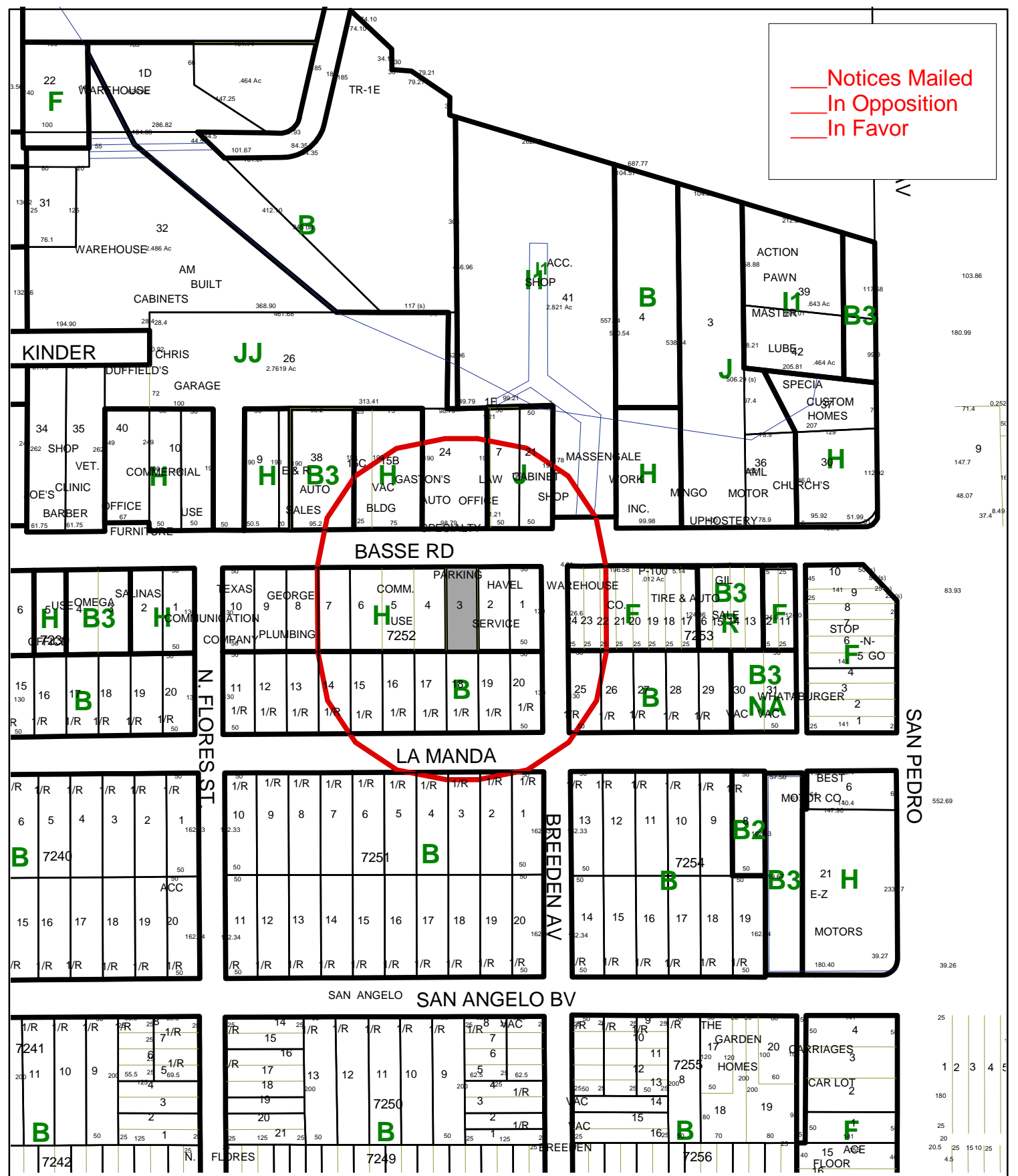
Proposal: To provide an additional beauty service, permanent makeup.

Neighborhood Association: Northmoor Neighborhood Association and Shearer Hills/Ridgeview Neighborhood Association

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. This site falls within the North Central Neighborhoods Community Plan (proposed). The proposed Community Plan designates this area as neighborhood commercial (reference, page 40). "C-1" is a downzoning from the existing "H" zoning and thus implements Goal 2 of the proposed Community Plan (reference, page 26).



Zoning Case: Z2001-259

City Council District No: 1

From : "H" To: "C-1"

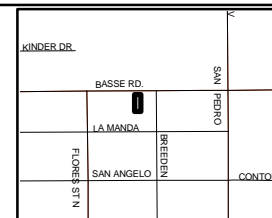
Date: DECEMBER 4, 2001

Scale: 1"=200'

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Subject Property

200' Notification



T 20

CASE NO: Z2001260S

Date: December 4, 2001

Council District: 9

Ferguson Map: 550 A4

Case Manager : John Jacks 207-7206

Applicant Name:

ASM Ferdous

Owner Name:

ASM Ferdous

Zoning Request: From "A" Single Family Residence District to "O-2 S" Office District with a specific use permit for a childcare facility

Property Location: 1.092 acres out of lot 4, 5, & 7, Block 26, NCB 11742

1714 Baltic Drive

Property is located at the intersection of Baltic Drive and Larkspur Drive

Proposal: Childcare facility

Neighborhood Association: Lockhill Estates Neighborhood Association

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial as requested and approval of "R-6 C" with a conditional use for a childcare facility. The proposed zoning encroaches into an established residential neighborhood. The introduction of "O-2" zoning would establish a precedent for further commercial encroachment. The potential for high rise office buildings jeopardizes the character of the neighborhood. "O-2" zoning should be reserved for a large office complex serving a regional market area. The residential zoning with a conditional use respects the character of the neighborhood while providing a needed service to the community.

CASE NO: Z2001261

Date: Dec. 4, 2001

Council District: 9

Ferguson Map: 550 E-4

Case Manager : Catherine Tinnemeyer 207-5889

Applicant Name:

Earl D. Poe

Owner Name:

Earl D. Poe

Zoning Request: From "F" Local Retail to "I-1" General Industrial District

Property Location: Lot 17 Block 2 NCB 13198

226 Rhapsody Dr E

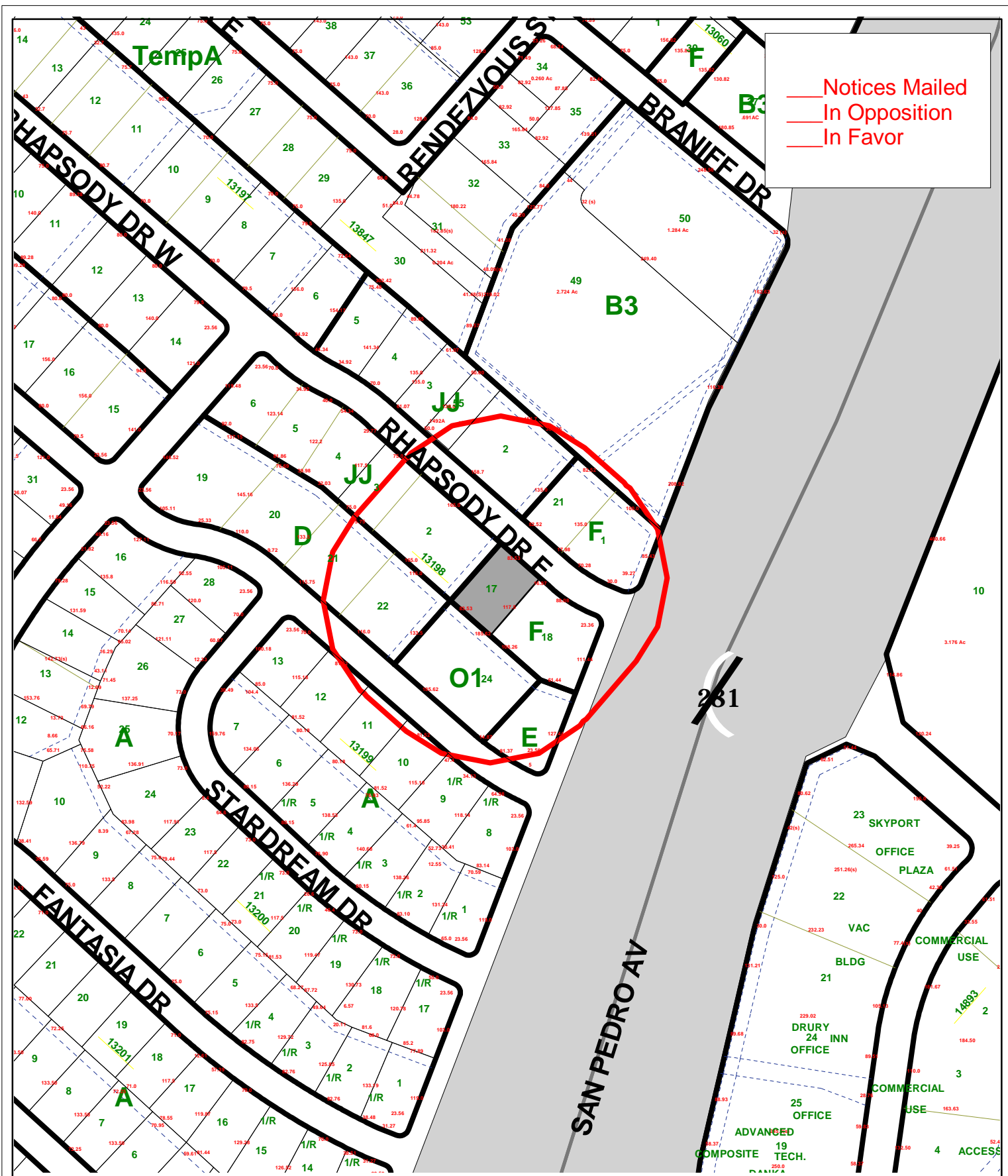
Proposal: Requesting a zoning change to conform with area uses.

Neighborhood Association: Greater Harmony Hills Neighborhood Association

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. Subject property is adjacent to "JJ" Commercial District to the northwest. The existing "O-1" to the southwest will act as a transition between the "I-1" and the existing residential development. "I-1" is compatible with the character of the area. The property is within the 65 DNL noise contours, which are considered significant by the Federal Aviation Administration. The Aviation Department does not oppose the development of a warehouse complex in this area; this type of development meets the definition of compatible land use as prescribed by Federal Aviation Regulation Part 150.



Zoning Case: Z2001-261

City Council District No: 9

From : "F" To: "I-1"

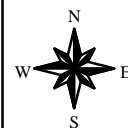
Date: DECEMBER 4, 2001

Scale: 1"=200'

Location: J:\Drafting\Zoning\Projects\Dec\Dec_4_2001_CB2.apr.

Subject Property

200' Notification



T 9

CASE NO: Z2001262

Date: December 4, 2001

Council District: 6

Ferguson Map: 613 D1

Case Manager : Fred Kaiser 207-7942

Applicant Name:

Owner Name:

City of San Antonio

Zoning Request: From "Temporary R-1" Single-Family Residence District to "C-3 NA" Commercial District, Non-Alcoholic Sales

Property Location: Lot TR-3A, NCB 18288

7667 Potranco Road

Northwest corner of Potranco Road and Micron Drive

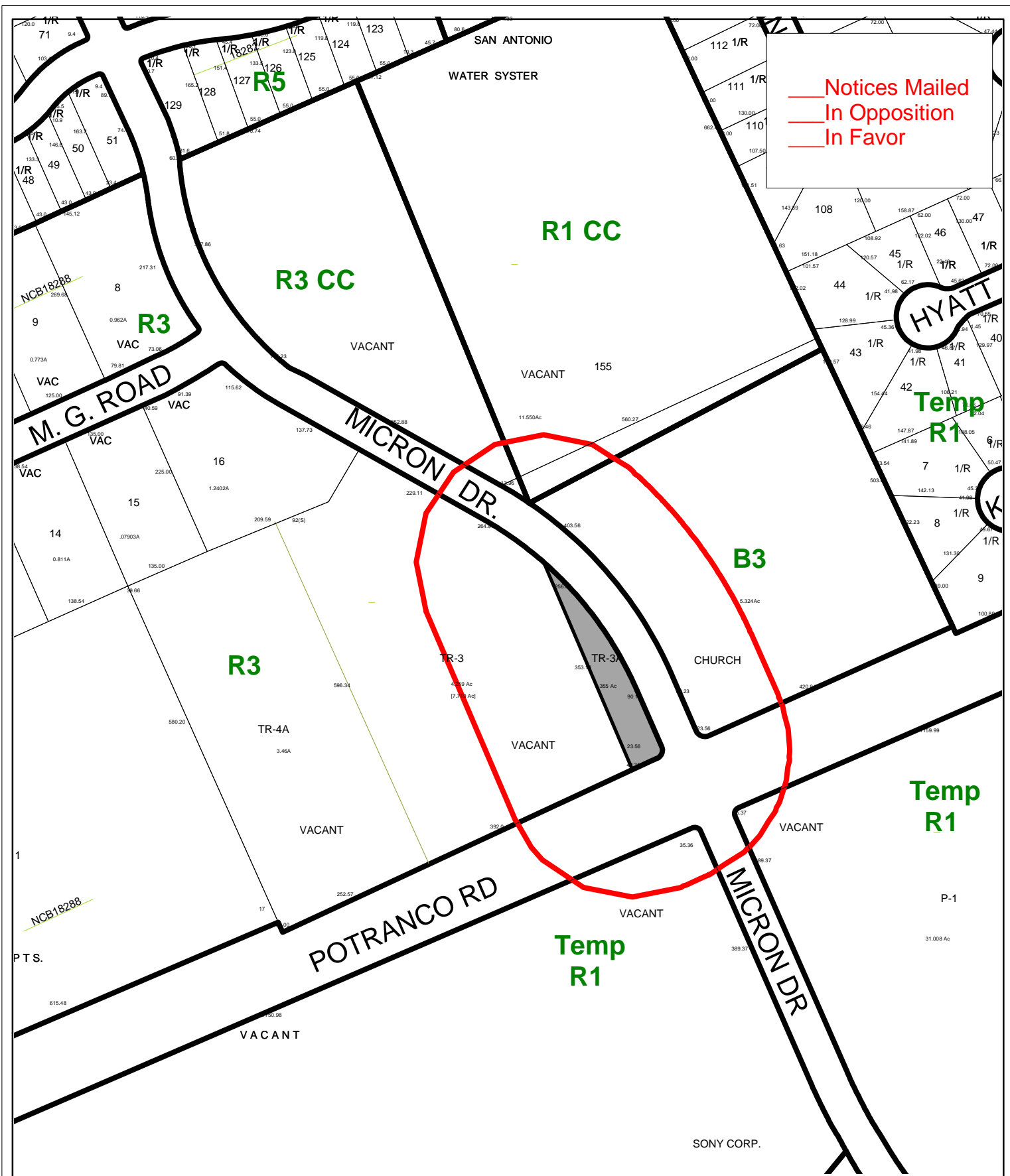
Proposal: Erection of a Billboard

Neighborhood Association: None

Traffic Impact Statement: No Traffic Impact Analysis is required.

Staff Recommendation:

Approval. Billboard is the only applicable use for this unusually shaped, .355 acre tract. The extensive flooding of the adjacent tract makes purchase and development of this tract with the adjacent tract impracticable. The



Zoning Case: Z2001-262


City Council District No: 6


From : "TEMP R-1" To: "C-3NA"

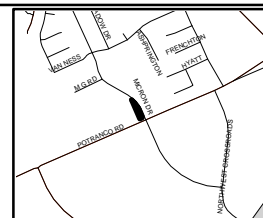
Date: DECEMBER 4, 2001

Scale: 1"=200'

Location: J:\Drafting\Zoning\Projects\2001\Dec\Dec_4_2001_CB.apr.

 Subject Property

 200' Notification



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